



£650,000

Montclare Street

London, E2 7ET

Set within a gated, Grade II Listed building within the Arnold Circus Estates is this 2 bedroom apartment.

The property benefits from a spacious reception room with sash windows leading onto a modern kitchen with a divided eating area.

There are 2 good sized bedrooms, family bathroom and plenty of built-in storage space located off the hallway.

The property has an abundance of natural light with sash windows fitted throughout.

Nestled between Brick Lane, Columbia Road flower market and Shoreditch High-Street, the Arnold Circus 'Boundary' estate has a fascinating history. It gets its name because it marked the boundary where 19th Century policemen stopped their beat and it was Britain's first social housing development after being transformed from the dreadful Victorian slums that inspired Dickens, where disease and gang crime were rife.

With both Liverpool Street and Old Street tube stations within an easy walk and the added benefit of having Shoreditch High-Street and Hoxton Overground stations close by, this property is excellently located for city commuters.

Brick Lane and Broadway markets are within close proximity.

Council Tax: Band C

Leasehold: 89 years left

Service Charge: Circa £1360.90 per annum

Building Insurance: Circa £436.40 per annum

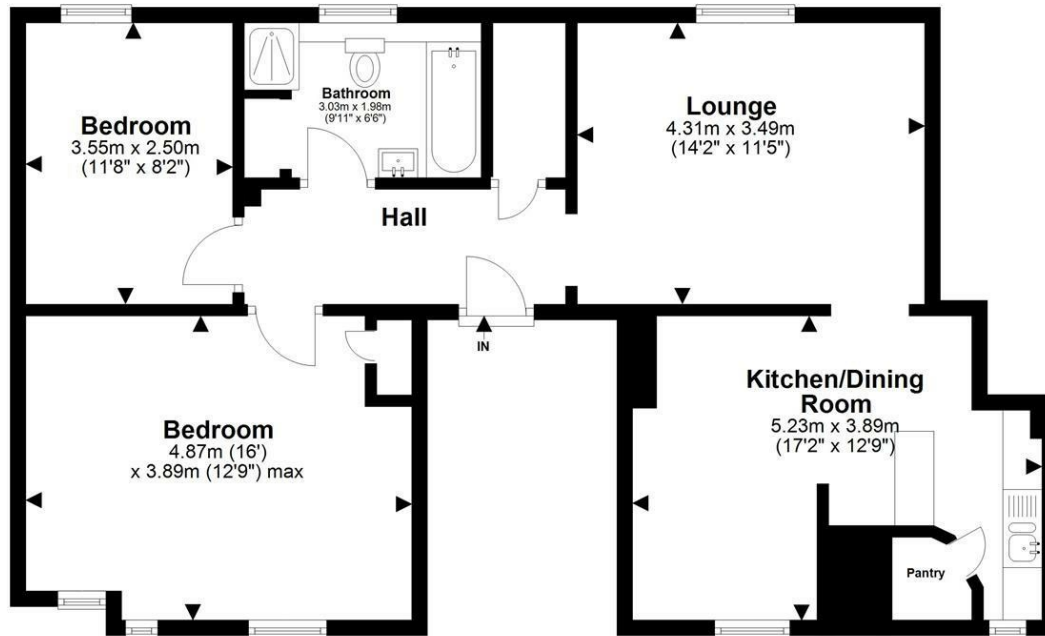
Ground Rent: £10 per annum





Third Floor

Approx. 78.7 sq. metres (846.9 sq. feet)



Total area: approx. 78.7 sq. metres (846.9 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Walton House

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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